



Upland Road, Thornwood
O.I.E.O £525,000



MILLERS
ESTATE AGENTS

* MODERN DEVELOPMENT * SEMI-DETACHED *
THREE BEDROOMS * EN-SUITE TO MASTER * VILLAGE
LOCATION * CLOSE TO ARABLE FARMLAND *

We are pleased to present this modern semi-detached family home located on the outskirts of Epping Town, in the peaceful village of Thornwood. The property offers off-street parking for two vehicles on a block-paved driveway, which overlooks arable farmland.

Upon entering, you are welcomed into an entrance hall that leads to a living room facing the front of the house. Stairs ascend to the first floor, and doors provide access to a guest cloakroom, an under-stairs storage cupboard, and a fully fitted kitchen-dining room. The kitchen features patio doors that open to the rear garden, along with a built-in oven, hob, extractor fan, and a breakfast bar.

On the first floor, a landing grants access to three bedrooms, comprising two doubles and a good-sized single bedroom. There is an en-suite to the master bedroom and a three-piece bathroom suite with white sanitary ware. Additionally, access to the loft space which lends itself for a loft conversion to create a fourth bedroom (subject to planning permission). The low maintenance rear garden is mainly laid artificial lawn, has a patio area and gated side access.

The village of Thornwood Common is situated on the northern edge of Epping Town and is approx. 2.5 miles from the High Street with its shops, bars, cafes, and restaurants. Epping provides access to London via its Central Line Station. Thornwood also has great road transport links at Hastingwood for the A414 and the M11 to Cambridge & London. Thornwood has a two petrol station garages which provide convenience shopping for everyday items and a car wash. There is a light industrial estate which offers a local cafe, pre schooling and a creche.





GROUND FLOOR

Entrance Hall

18' x 3'9" (5.49m x 1.14m)

Cloakroom WC

8' x 3' (2.44m x 0.91m)

Living Room

17'7" x 11'3" (5.36m x 3.43m)

Kitchen Diner

18'2" x 13'7" (5.54m x 4.14m)

FIRST FLOOR

Bedroom One

12'2" x 10'2" (3.71m x 3.10m)

En Suite Shower Room

10'2" x 3'11" (3.10m x 1.19m)

Bedroom Two

11'1" x 2'11" (3.38m x 0.89m)

Bedroom Three

711" x 7'11" (216.71m x 2.41m)

Family Bathroom

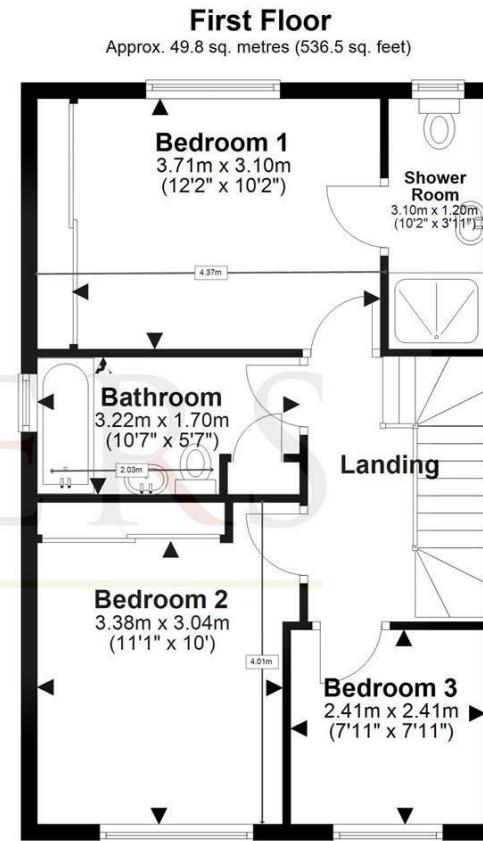
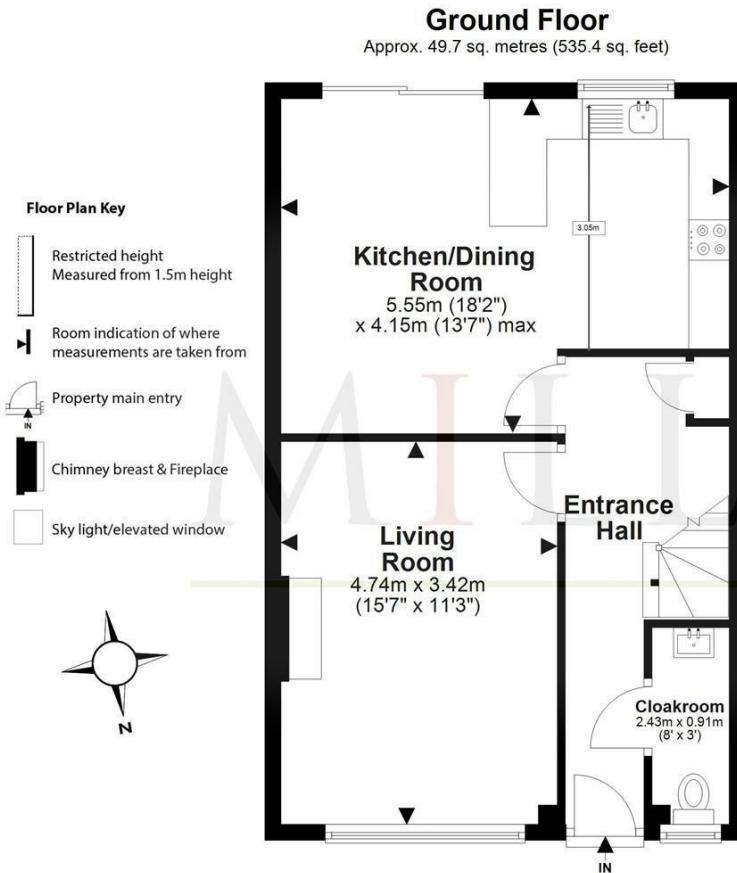
10'7" x 5'7" (3.23m x 1.70m)

EXTERNAL AREA

Rear Garden

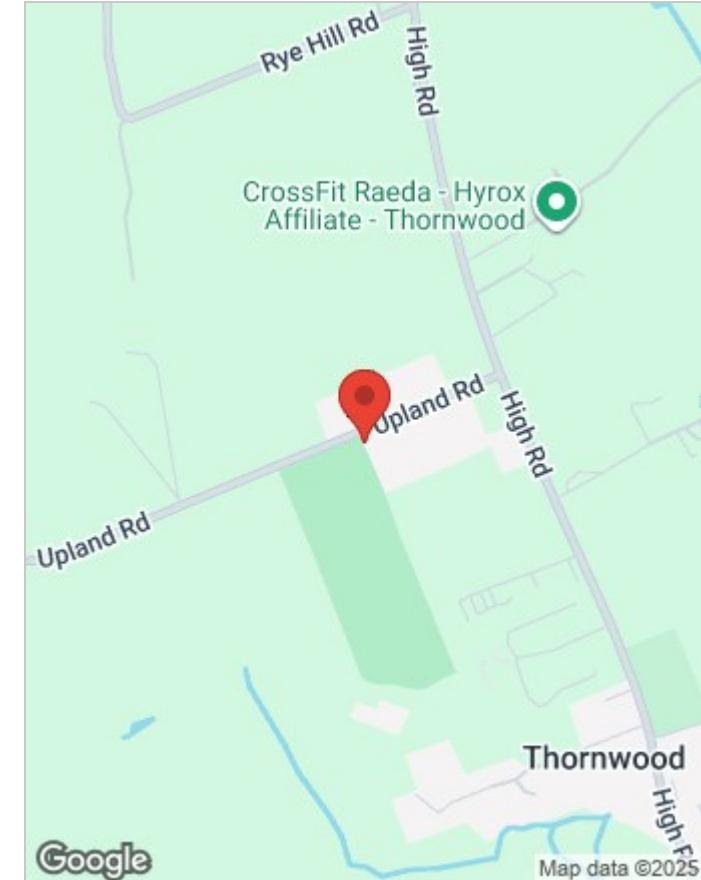
51' x 26'3" (15.54m x 8.00m)





Total area: approx. 99.6 sq. metres (1071.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			95
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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